

PARTITION PLAT NO. P-15-1994

located in
North half of Section 12
Township 41 South, Range 1 East, WM.
Jackson County, Oregon
File 91-53-LLA) (File 91-14-MJP)

I certify this to be an exact
copy of the original plat.
Roger R. Roberts
Surveyor

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, Richard E. Fugas and Elizabeth Fugas, husband and wife, are the owners in fee simple of the lands hereon described, and have partitioned the same into parcels as shown hereon, and the number of each parcel and the course and length of all boundaries are plainly set forth, and we do hereby dedicate for public street purposes that area designated hereon as "DEDICATED WAY".

Richard E. Fugas
Richard E. Fugas

Elizabeth Fugas
Elizabeth Fugas

STATE OF OREGON) ss
County of Jackson)

Personally appeared the above named Richard E. Fugas and Elizabeth Fugas and acknowledged the foregoing instrument to be their voluntary act and deed, before me this 6th day of May, 1993.

Glenda D. Jordan
Notary Public for State of Oregon

APPROVALS:

Approved by the Jackson County Planning Department

By: Deborah M. Tunns Date: Feb 8, 1994

Approved by the Jackson County Surveyors Office

By: Verlynn Thomas Date: January 1993

Filed in the Office of Jackson County Surveyor as Survey No. 13853

Examined and approved as required by O.R.S. 92.100 this 14 day of February, 1994.

Jh M
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of February 14, 1994.

Barbara E. Wanda
Tax Collector

*** SURVEYORS CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss

I, Roger R. Roberts, a duly Registered Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundaries:

Commencing at the northwest corner of Section 12 in Township 41 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon, thence South 1°02'26" East, along the west boundary of said Section 12, a distance of 400.07 feet to a point which is 400.00 feet south of, when measured perpendicular to, the north boundary of said Section 12; thence South 89°55'46" East, along a line which is 400 feet south of and parallel with said north boundary of Section 12, a distance of 1361.65 feet to a 5/8 inch diameter iron pin, for the INITIAL POINT OF BEGINNING; thence South 2948.41 feet to a point, said point being 50 feet northwesterly of, when measured perpendicular to, an existing fence line; thence North 60°47'46" East (record North 60°48'58" East), parallel with and 50 feet northwesterly of said fence line, a distance of 96.94 feet; thence North 59°28'22" East 421.34 feet (record North 59°27'55" East 421.51 feet); thence North 55°57'34" East 350.12 feet (record North 55°58'23" East 350.12 feet); thence North 62°36'22" East 180.00 feet (record North 62°37'54" East 179.99 feet); thence North 61°48'08" East 211.74 feet (record North 61°47'25" East 211.72 feet); thence North 60°41'43" East 197.98 feet (record North 60°41'46" East 197.99 feet); thence North 79°35'17" East 50.30 feet (record North 79°34'16" East 50.30 feet); thence South 89°24'23" East 286.64 feet (record South 89°24'15" East 286.89 feet); thence South 88°52'22" East 395.97 feet (record South 88°52'28" East 395.97 feet); thence, leaving the line parallel with said fenceline, South 38°42'49" East 156.37 feet (record South 38°42'49" East) to a point on the northwesterly boundary of the right of way of Colestine Road (County road); thence North 54°08'00" East, along said right of way boundary, 182.07 feet to a point which bears 325 feet west of, when measured perpendicular to, the east boundary of the west half of the east half of said Section 12; thence North 00°01'59" West, parallel with and 325 feet west of said east boundary, a distance of 2248.59 feet to a point which bears 400 feet south of, when measured perpendicular to, the north boundary of said Section 12; thence South 88°42'51" West (record North 89°55'14" West), parallel with and 400 feet south of said north boundary, 971.27 feet; thence continuing parallel with and 400 feet south of said north boundary, North 89°55'46" West (record North 89°55'14" West) 1261.75 feet to the initial point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roger R. Roberts
OREGON
JULY 14, 1978
ROGER R. ROBERTS
1993
Expires 12/31/94

STATEMENT OF WATER RIGHTS:

According to the Jackson County Watermasters Office, the lands in this area are currently going through the adjudication process. There are no permit rights, but there may be claims made under the Klamath adjudication.

RECORDER'S CERTIFICATE:

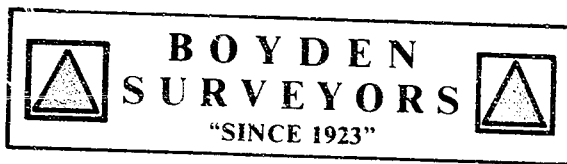
Filed for record this 14 day of February, 1994, at 10:17 O'Clock, A M., and recorded as PARTITION PLAT NO. P-15-1994 of "RECORD OF PARTITION PLATS" in Jackson County, Oregon.

INDEX VOLUME 5 PAGE 15

Kathleen D. Beckett
County Clerk

Glenda E. Bartlett
Deputy

** RECEIVED **
Date 2-14-94 By GF
This survey consists of:
3 sheet(s) Map
1 notes Narrative
JACKSON COUNTY
SURVEYOR



MARK E. BOYDEN
R.P.L.S. ORE. 281

108 MISTLETOE ST., MEDFORD, OREGON 97501
PHONE (503) 773-6000

SURVEY NO. 13753

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

SURVEY FOR: 1st EQUITY CORP.
P. O. BOX 687
MEDFORD, OREGON 97501

SURVEY BY: BOYDEN SURVEYORS
108 MISTLETOE STREET
MEDFORD, OREGON 97501

LOCATION: Portion of Tract #191, ROGUELANDS
IRRIGATED ORCHARD TRACTS (Recorded) in the NW
¼ of the SE ¼ of Section 15, Township 36
South, Range 1 West, W.M., Jackson County,
Oregon.

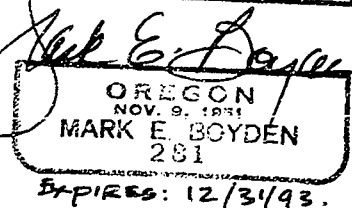
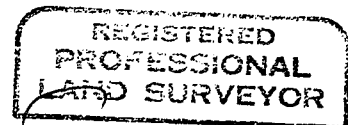
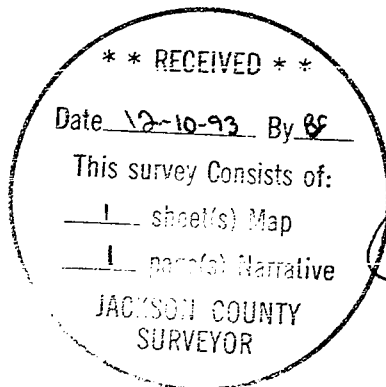
BASIS OF BEARINGS: Bigam Road per Filed Survey No. 169

DATE: December 3, 1993.

- PURPOSE:
1. To prepare a Partition Plat to divide the property described in Volume 452, Deeds, Page 374 in two parcels.
 2. Verify or monument the parcel corners.
 3. Re-describe the overall outside boundary.

PROCEDURE: A retracement of Avenue "H" as monumented on Filed Survey No. 6343 discovered an error in positioning the intersection of the centerline of Avenue "H" with the centerline of Dutton Road. Monuments found set on AGATE SUBDIVISION EXTENSION NO. 4 and the 3/8" reference pipes set on the original 1945 County Survey of Dutton Road are as shown. Discussions with County road survey personnell verified that the original 1945 road survey should control these road boundaries. The official plat of AGATE SUBDIVISION EXTENSION NO. 4, shows the subject property as "not part of subd.". The bearings and distances shown are identical with the deed and the subdivision monuments found are considered the best evidence of the subject property boundaries. From E.D.M. traverses and closures, monumented the desired tract as shown on the plat to accompany this report.

Regarding the irrigation canal data, monuments set on said subdivision were located and a coordinate proportioning was utilized to develop the bearings and distances shown.



SURVEY NO. 13853

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 205.250
OREGON REVISED STATUTES

SURVEY FOR: Richard E. and Elizabeth Fugas
2300 Colestine Road
Hornbrook, California

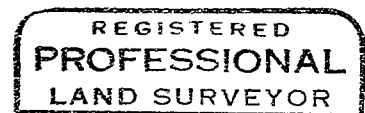
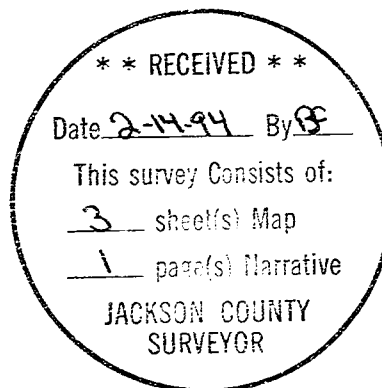
LOCATION: North half of Section 12 in Township 41 South, Range
1 East of the Willamette Meridian, Jackson County,
Oregon.

PURPOSE: Property line adjustment between Tax Lots 905 and
912, and major partitioning of the new
configuration of Tax Lot 905.

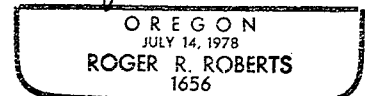
PROCEDURE: Ties were made to the monumentation found as shown
on the exterior of Section 12, and portions of
Filed Surveys No. 8119 and 13245. The exterior
boundaries of the two tax lots were thereby
determined for the property line adjustment. The
new configuration of Tax Lot 905 was then
partitioned into 3 parcels, and the centerline of
the existing roadway monumented for the purposes of
creating a dedicated way.

Basis of bearing: Survey No. 8119, along the east
boundary of Section 12.

Date: March 20, 1993



Roger R. Roberts



Expires 12-31-94

Roger R. Roberts
LANDMARK SURVEYING
205 West Ninth Street
Medford, Oregon 97501

T41S R1E 12 TL 905 & 912

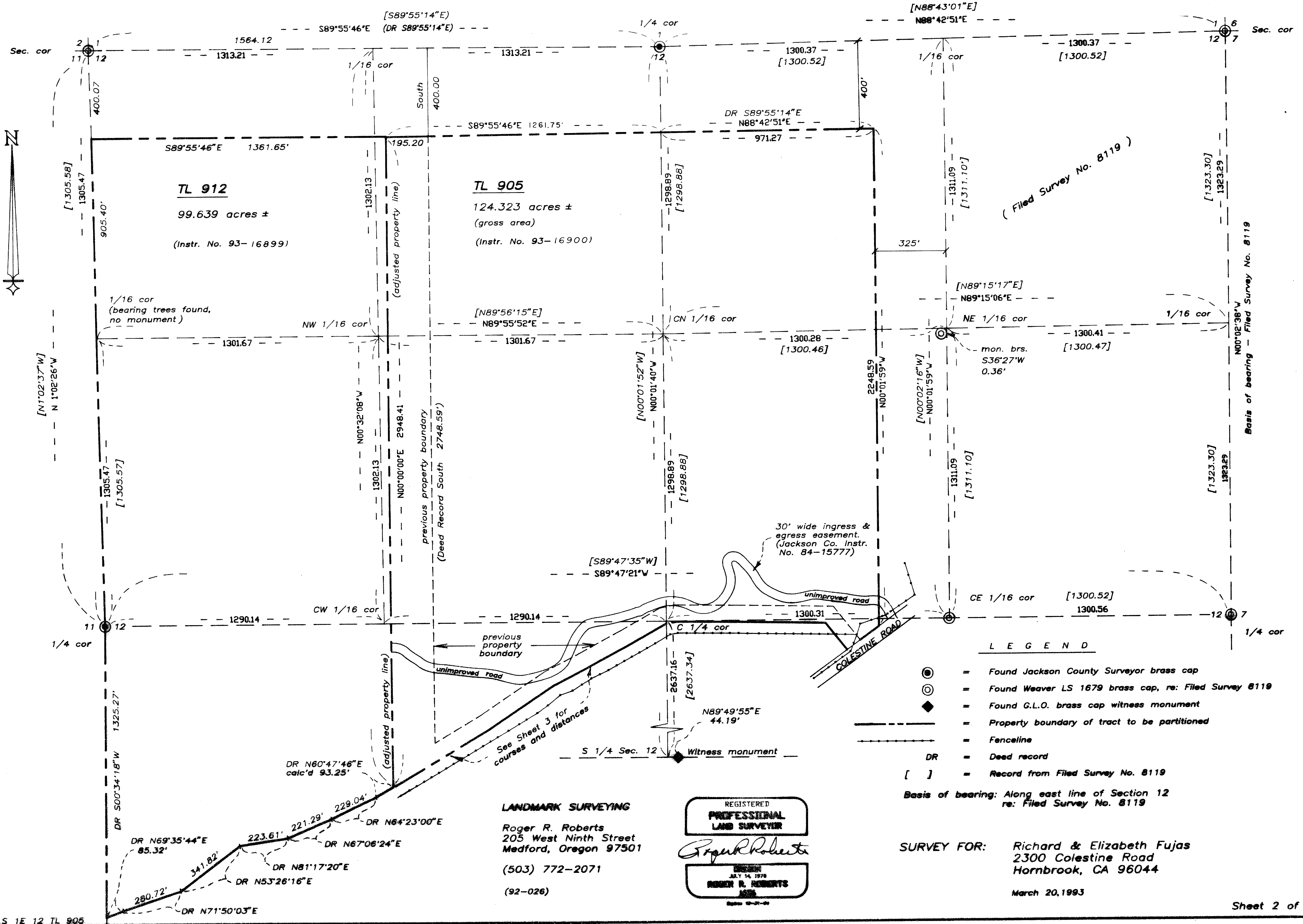
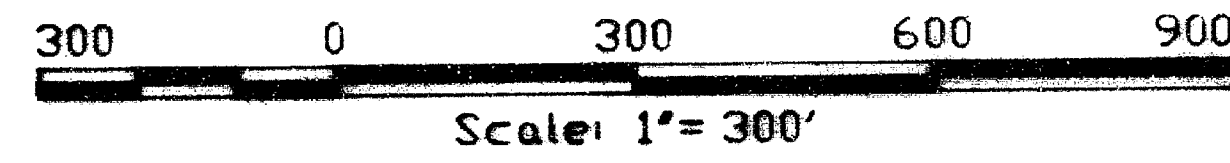
I certify this to be an exact copy of the original plat.
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Surveyor

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Jackson County, Oregon

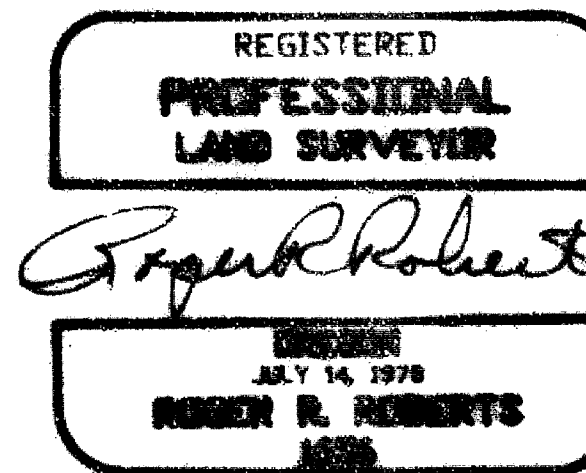
(File 91-53-LLA) (File 91-14-MJP)

Map of exterior boundary control
and
Property Line Adjustment



LANDMARK SURVEYING

Roger R. Roberts
205 West Ninth Street
Medford, Oregon 97501
(503) 772-2071
(92-026)



- LEGEND**
- = Found Jackson County Surveyor brass cap
 - = Found Weaver LS 1679 brass cap, re: Filed Survey 8119
 - ◆ = Found G.L.O. brass cap witness monument
 - = Property boundary of tract to be partitioned
 - - - = Fenceline
 - DR = Deed record
 - [] = Record from Filed Survey No. 8119
- Basis of bearing: Along east line of Section 12
re: Filed Survey No. 8119

SURVEY FOR: Richard & Elizabeth Fugas
2300 Colestine Road
Hornbrook, CA 96044
March 20, 1993

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located in the North Half of Section 12
Township 41 South, Range 1 East, WM.
Jackson County, Oregon

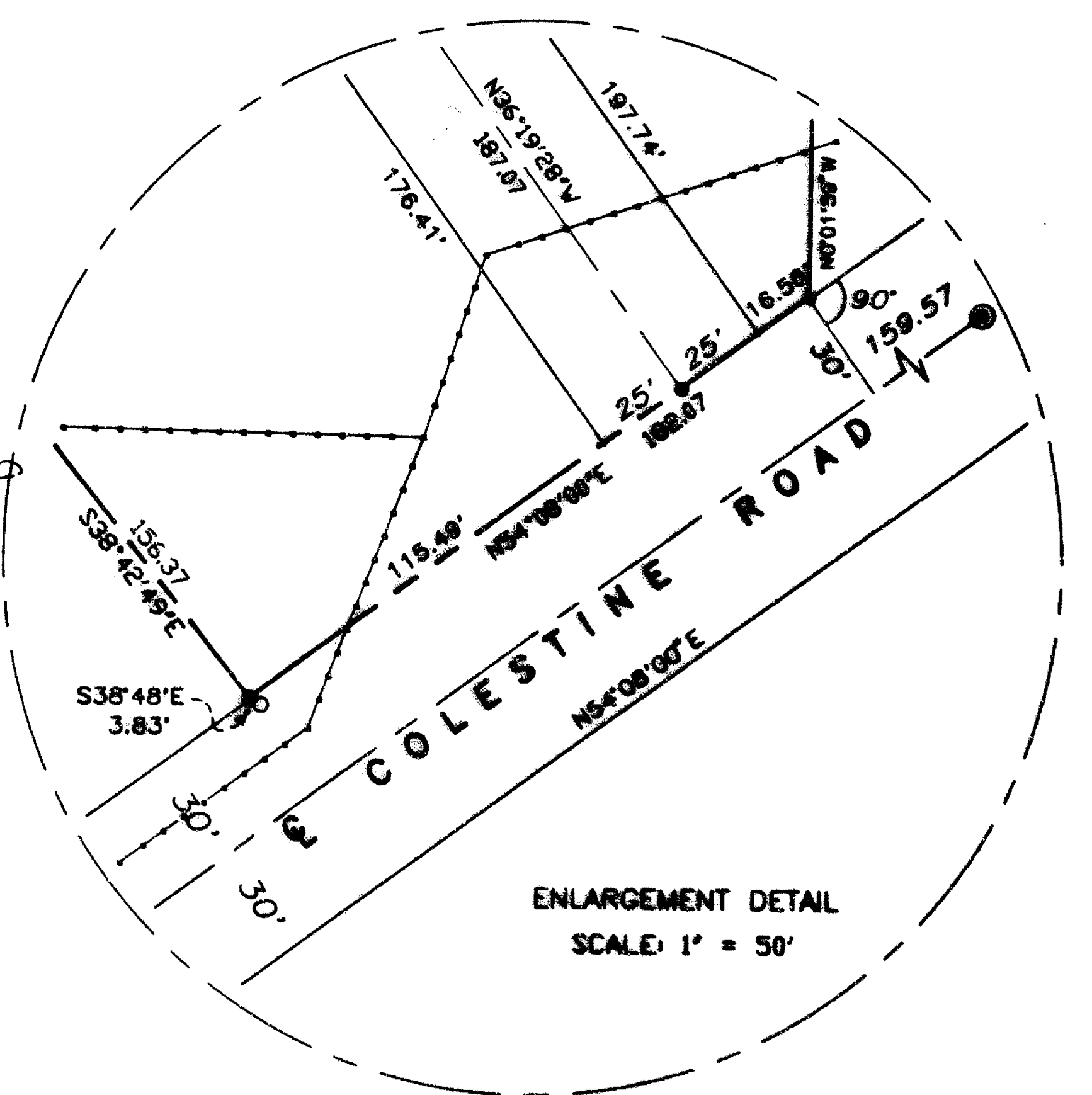
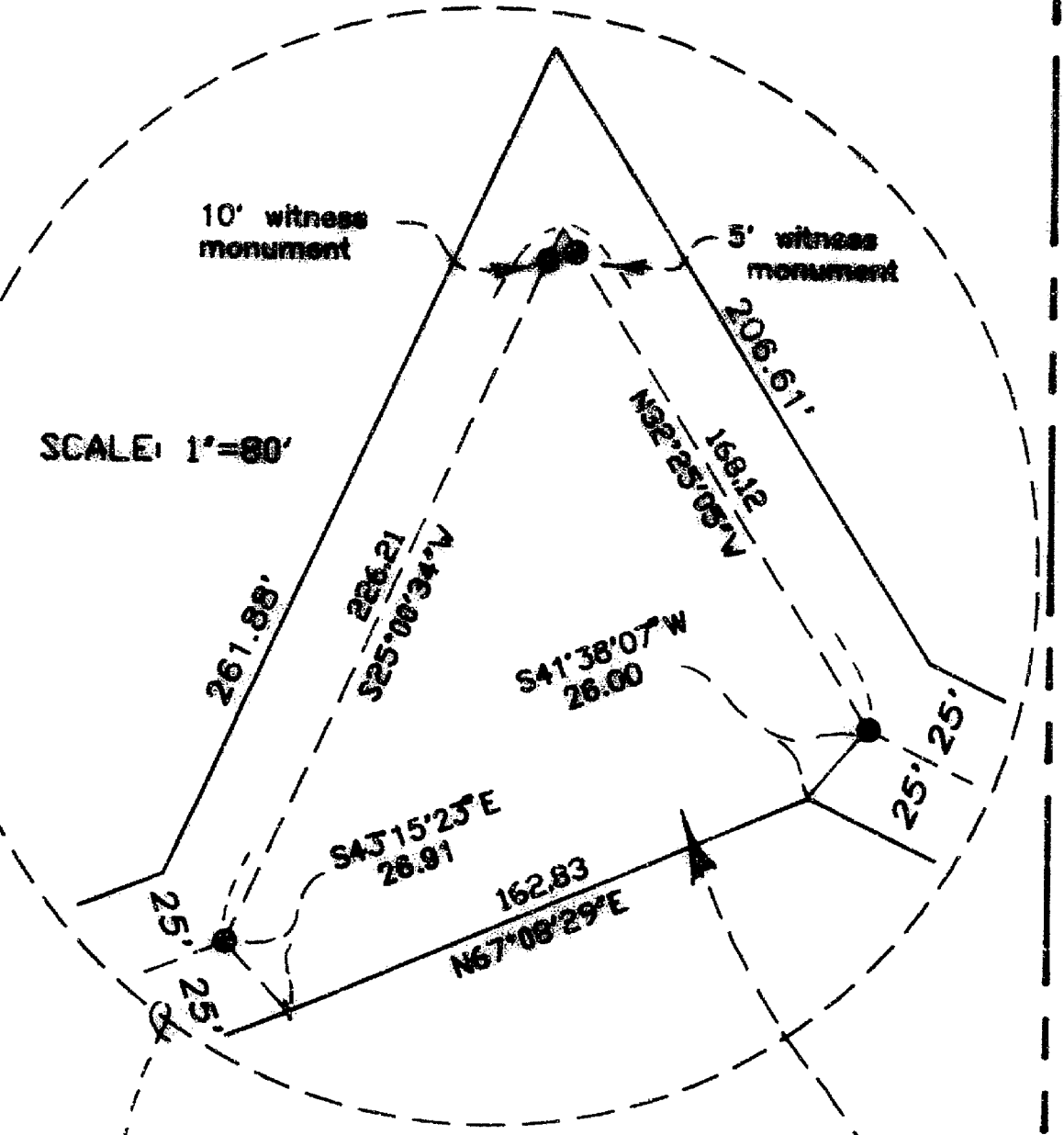
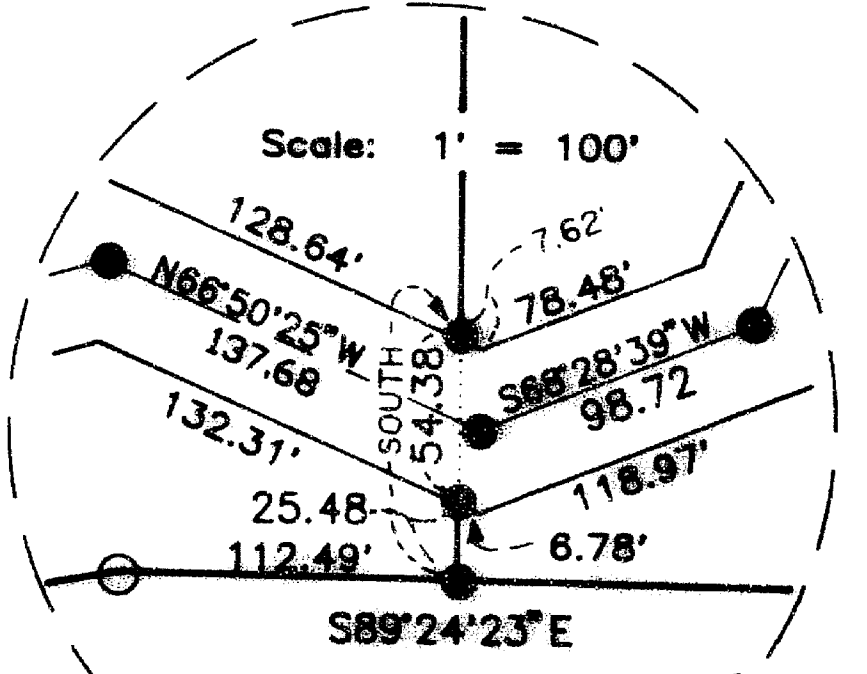
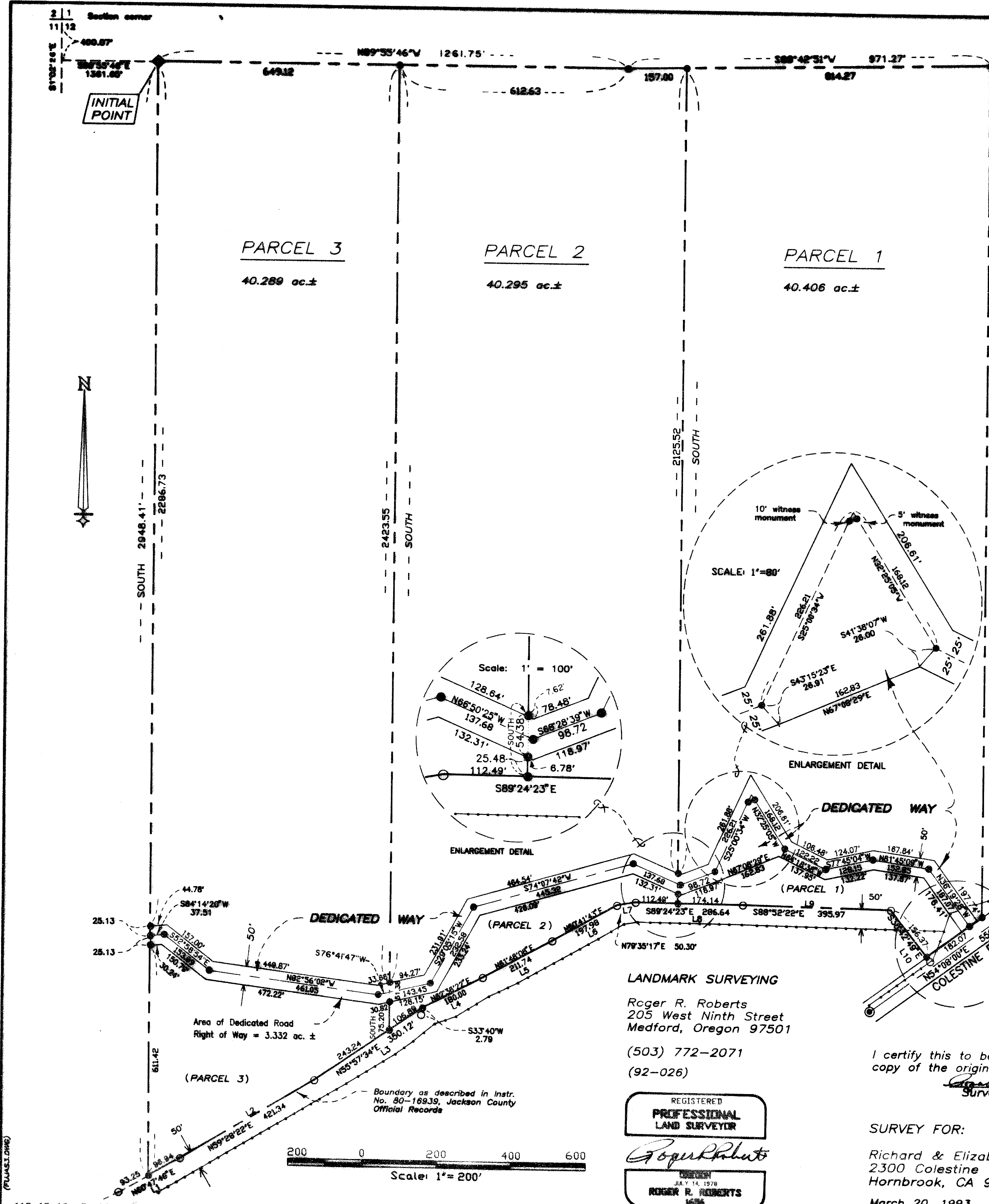
(File 91-53-LLA) (File 91-14-MJP)

LEGEND

- ◆ = INITIAL POINT - Set 5/8x30 inch iron pin with orange plastic cap marked "R ROBERTS LS 1656"
 - = Set 5/8x24 inch iron pin with orange plastic cap marked "R ROBERTS LS 1656"
 - = Found 5/8 inch iron pin with red plastic cap marked "D.A. EDWARDS LS 2339" re: Filed Survey No. 13245
 - ⊙ = Found centerline spike re: 1953 Jackson County "Hit-Colestine Road" survey
 - () = Deed Record
 - [] = Record of Filed Survey No. 13245
 - = Property line
 - - - = Road centerline
 - = Wire fence line
- Basis of bearing: East boundary of Section 12 (see Sheet 2)

RECORD BEARINGS AND DISTANCES ALONG SOUTHERLY BOUNDARY:

Line No.	Deed Record (Instr. 80-16939, p. 5)	Record of Survey (Filed Survey 13245)
L1	N60°48'58"E 190.03	N60°47'46"E 190.19
L2	N59°27'55"E 421.51	N59°28'22"E 421.34
L3	N55°58'23"E 350.12	N56°08'02"E 347.54
L4	N62°37'54"E 179.99	N62°10'55"E 182.44
L5	N61°47'25"E 211.72	N61°48'08"E 211.74
L6	N60°41'46"E 197.99	N60°41'43"E 197.98
L7	N79°34'16"E 50.30	N79°35'17"E 50.30
L8	S89°24'15"E 286.89	S89°24'23"E 286.64
L9	S88°52'28"E 395.97	S88°52'22"E 395.97
L10	S38°42'48"E 180.27	S38°42'56"E 180.20



LANDMARK SURVEYING
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205 West Ninth Street
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REGISTERED
PROFESSIONAL
LAND SURVEYOR
ROGER R. ROBERTS
JAN. 14, 1978
EXPIRES 12-31-94

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Surveyor
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March 20, 1993